

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD

151 WEST PASSAIC STREET

DECEMBER 17, 2015 MEETING

AGENDA

MEETING CALLED TO ORDER BY CHAIRMAN – 8:00 P.M. –

ROLL CALL –

APPROVAL OF THE MINUTES –

MEMORIALIZATIONS –

BUILDING AND LAND USE APPLICATIONS –

Applicant – Robert and Geraldine Hanes

128 Central Avenue Block 25.02 Lot 7

Minor Site Plan - Subdivision

Applicant – Jersey Mike's Subs

60 Essex Street Block 3 Lot 25

Minor Site Plan – Tenant Review

Applicant – XPO Logistics

350 West Passaic Street Block 102 Lot 6

Minor Site Plan – Tenant Review

Applicant – Township of Rochelle Park

Master Plan

(Overview: Possible changes. Re-Development, etc.)

COMMITTEE REPORTS –

LITIGATION – Township of Rochelle Park: Settlement Agreement

Re: Rochelle 47, LLC - Low Income Provision (seven (7) Units

PAYMENT OF BILLS –

OLD BUSINESS –

NEW BUSINESS –

PUBLIC –

ADJOURNMENT -

TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
DECEMBER 17, 2015 MEETING MINUTES

The meeting was called to order by Chairman Ed Kaniewski at 8:00 P.M. Mr. Kaniewski stated that proper notice of the meeting had been given to all parties specified in applicable law. He also stated that the meeting was being recorded and the proper procedures for addressing the Board.

ROLL CALL: - Present – E. Kaniewski, C. Mueller, D. Kingma, M. Kazimir,
G. Artola; Attorney – A. Gallina, Secretary – F. Madden
Absent - R. Zavinsky, M. Collins, S. Viola, H. Mullen, J. Ouellette

ADOPTION OF MINUTES: - A motion was made by Ms. Artola to adopt the minutes of the November 19, 2015 meeting, seconded by Mr. Kingma.

Voting – Yes – Kaniewski, Mueller, Kingma, Artola

No – None

Abstain – Kazimir

Minutes Approved

MEMORIALIZATIONS : -

A motion was made by Ms. Mueller to memorialize the approval of the application of K/WEST/AF Corporation, 340 West Passaic Street – Block 102 Lot 7.01, approved at the November 17, 2015 meeting, seconded by Mr. Kingma.

Voting – Yes – Kaniewski, Mueller, Kingma, Artola

No – None

Abstain – Kazimir

Memorialization Approved

A motion was made by Ms. Artola to memorialize the approval of the application of Aspire Finance Company, 365 West Passaic Street – Block 103.01 Lot 1.02, approved at the November 17, 2015 meeting, seconded by Ms. Mueller.

Memorialization Approved Unanimously

BUILDING AND LAND USE APPLICATIONS:

Applicant – Robert and Geraldine Hanes

128 Central Avenue Block 25.02 Lot 7

Minor Site Plan – Subdivision

Matt Rogers, attorney, representing the applicant. The documents were entered into evident; Mr. Gallina stated that the application was complete. Mr. Rogers stated that there was a request for the following variance:

- (1) Lot Depth – Required – 100 feet per lot, proposal 86.21 ft.
- (2) Front Yard – Requires – 25 ft. – proposed 14.7 for Lot #8
- (3) Side Yard – Corner Lot – Required – 5.5 ft.

Mr. Rogers introduced Matthew Clark, the project engineer. Mr. Clark was sworn, gave his credentials and was recognized as an expert.

Mr. Clark stated that there are no flood or wetlands concerns. The plans call for two lots, with both fronting on Central Avenue. Both lots exceed the 5000 square foot minimum. Mr. Clark stated that there will be two lots (7 and 8- corner lot). References and discussion were made to Mr. Job's letter dated November 17, 2015. Mr. Clark reminded the Board that the building drawings were merely a representation to provide

A motion was made by Ms. Artola to approve the subdivision application seconded by Mr. Kingma.

Subdivision Approved Unanimously

A motion was made by Ms. Artola to approve the variances for the application, seconded by Mr. Kingma.

Variances Approved Unanimously.

Applicant – Jersey Mike's Subs

60 Essex Street Block 3 Lot 25

Minor Site Plan – Tenant Review

Chris Rigassio, representing the applicant, was sworn and submitted documents. The documents were marked into evidence. Mr. Gallina stated that the application was Complete.

The application is for a "Sandwich Shop" at the premises. The previous Tenant was a Mexican restaurant.

The Hours of Operation will be: Monday – Sunday – 10:00 A.M. – 9:00 P.M. There will be 10 to 15 employees. There are forty-nine (49) parking spaces at the premises. The restaurant will seat 40 people. There will be no deliveries to customers. The applicant receives deliveries from 3 vendors and the deliveries will be in the back of the building. One vendor utilizes an 18-wheel truck. There will be no table out front of the business.

A motion was made by Mr. Kazimir to approve the application, seconded by Ms. Artola.

Motion Approved Unanimously

Applicant – XPO Logistics

350 West Passaic Street Block 1.02 Lot 6

Minor Site Plan – Tenant Review

Keith Hansen was sworn. He submitted documents which were marked into evidence. Mr. Gallina stated the application was complete.

Mr. Hansen stated that the business is a transportation management company. There will be three (3) employees at the site. There are 75 parking spaces on site for visitors.

The Hours of Operation:: Monday – Friday; 9:00. – 5:00 P.M.

The applicant visits clients off-site.

A motion was made by Ms. Mueller to approve the application, seconded by Ms. Artola.

Motion Approved Unanimously

Applicant – Township of Rochelle Park

Master Plan – (Issues, Strategies. ReExamination) Draft

Mr. Chris Dochney, PP/AICP, Heyer, Gruel, & Associates, presented the Rochelle Park Master Plan ReExamination Report.

Mr. Gallina outlined the purpose and the procedures for the presentation-Discussion, Intents, Needs, Reactions of the Board were discussed.

At the conclusion of this interaction, Mr. Gallina discussed with the Board a tentative schedule for moving forward. There will be a continuation of the examination at the next meeting.

COMMITTEE REPORTS: None

LITIGATION :

Proposed Settlement Agreement
47 – 53 Central Avenue

The Board reviewed and discussed with Mr. Gallina the proposed settlement Agreement at the site.

A motion was made by Mr. Kinga to state that the Board had no objection to the proposed settlement agreement, seconded by Ms. Artola. Motion Approved Unanimously

OLD BUSINESS : - None

NEW BUSINESS: - None


PUBLIC: - None

PAYMENT OF BILLS: - A motion to pay the bills was made by Ms. Artola, seconded by Mr. Kingma. Motion Approved Unanimously

ADJOURNMENT : - A motion was made by Ms. Artola to adjourn the meeting, seconded by Mr. Kingma. Motion Approved Unanimously

The meeting was adjourned at 12.15 A.M.

Respectfully submitted,


Frank Madden
Secretary